

IN RE: PETITION FOR ADMIN. VARIANCE
SE/Corner Edwards Lane and Lynn Road
(3519 Edwards Lane)
15th Election District
5th Councilmanic District

William J. McKay, III
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-196-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, William J. McKay, III. The Petitioner seeks relief from Sections 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 17 feet in lieu of the required 30 feet and to permit front yard setbacks of 29 feet in lieu of the required average 34 feet for a proposed dwelling on a portion of an existing foundation. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and accepted into evidence and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

ORDER RECEIVED FOR FILING
Date 12/3/98
By [Signature]

upon the Petitioner.

The facts and evidence presented have established that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner, and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance


ORDER RECEIVED
DATE 12/1/98
BY [Signature]

with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 8th day of December, 1998 that the Petition for Administrative Variance seeking relief from Sections 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 17 feet in lieu of the required 30 feet and to permit front yard setbacks of 29 feet in lieu of the required average 34 feet for a proposed dwelling on a portion of an existing foundation, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the Zoning Plans Advisory Committee (ZAC) submitted by the Department of Environmental Protection and Resource Management (DEPRM) dated December 4, 1998, a copy of which is attached hereto and made a part hereof.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 12/8/98

By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

December 8, 1998

Mr. William J. McKay, III
3517 Edwards Lane
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SE/Corner Edwards Lane and Lynn Road
(3519 Edwards Lane)
15th Election District – 5th Councilmanic District
William J. McKay, III – Petitioner
Case No. 99-196-A

Dear Mr. McKay:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Clyde Hinkle, Bafitis & Associates, Inc.
1249 Engleberth Road, Baltimore, Md. 21221

Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel; Case File



CBCA



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3519 EDWARDS LANE

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1B02.3.C.1. TO PERMIT A REAR YARD OF 17' IN LIEU OF THE REQUIRED 30'
303.1 AND TO PERMIT FRONT YARD SETBACKS OF 29' IN LIEU OF THE
REQUIRED AVERAGE 34' SETBACKS.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

PETITIONER DESIRES TO UTILIZE REAR PORTION OF FOUNDATION THAT CURRENTLY EXIST ON SITE, EXISTING REAR YARD OF 17' WILL NOT BE REDUCED.

REQUIRED FRONT YARD SETBACK WOULD PROHIBIT CONSTRUCTION OF REPLACEMENT DWELLING.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

N/A

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

N/A

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

WILLIAM J. MCKAY III

(Type or Print Name)

Signature

(Type or Print Name)

Signature

3519 EDWARDS LANE

Address

335-2321

Phone No

BALTIMORE, MARYLAND 21220

City

State

Zipcode

Name, Address and phone number of representative to be contacted

BAFFIS & ASSOCIATES, INC., CLYDE HINKLE

Name

1249 ENGLEBERTH ROAD

Address

410-391-2336

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: *[Signature]*

DATE: 11-10-98

ESTIMATED POSTING DATE: 11-22-98



Printed with Soybean Ink
on Recycled Paper

ITEM #: 196

99-196-A

ORDER RECEIVED FOR FILING
12/3/98
By: *[Signature]*

A280

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3519 EDWARDS LANE

address

BALTIMORE

MARYLAND

21220

City

State

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

EXISTING DWELLING ON SUBJECT PROPERTY NOW HAS 17'± SETBACK FROM REAR LOT LINE;

PROPOSED REPLACEMENT DWELLING WILL UTILIZE EXISTING DWELLING'S REAR FOUNDATION WALL

AND MAINTAINING EXISTING 17'± REAR SETBACK TO LOT LINE

REQUIRED FRONT YARD SETBACK WOULD PROHIBIT CONSTRUCTION OF REPLACEMENT DWELLING.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

William J. McKay III
(signature)
WILLIAM J. MCKAY III
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of October, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William J. McKay III

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

date

10/27/98

NOTARY PUBLIC

Linda Baffits

My Commission Expires:

Linda Baffits, Notary Public
Baltimore County
State of Maryland
My Commission Expires Oct. 1, 2002

A-dPI-PP

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

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21220

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William J. McKay III
(signature)
WILLIAM J. MCKAY III
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of October, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William J. McKay III

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

date

10/27/98

NOTARY PUBLIC

My Commission Expires:

Linda Bafitis
Linda Bafitis, Notary Public
Baltimore County
State of Maryland
My Commission Expires Oct. 1, 2002

A-DPI-PP



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3519 EDWARDS LANE

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1B02.3.C.1. TO PERMIT A REAR YARD OF 17' IN LIEU OF THE REQUIRED 30'
303.1 AND TO PERMIT FRONT YARD SETBACK OF 29'± IN LIEU OF THE
REQUIRED AVERAGE 34' SETBACKS.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

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Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

N/A

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

N/A

(Type or Print Name)

Signature

Address Phone No

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

WILLIAM J. MCKAY III

(Type or Print Name)

Signature

(Type or Print Name)

Signature

3519 EDWARDS LANE

Address

335-2321

Phone No

BALTIMORE, MARYLAND 21220

City

State

Zipcode

Name, Address and phone number of representative to be contacted

BAFTIS & ASSOCIATES, INC., CLYDE HINKLE

Name

1249 ENGLEBERTH ROAD

Address

410-391-2336

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: *[Signature]*

DATE: 11-10-98

ESTIMATED POSTING DATE

11-22-98



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on Recycled Paper

ITEM #: 196

99-196-A

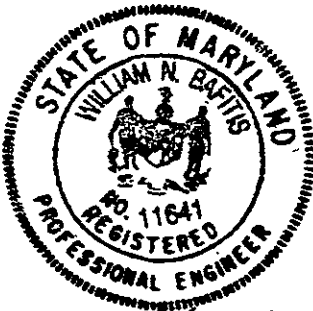


Bafitis & Associates, Inc.

ZONING DESCRIPTION
3519 EDWARDS LANE
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING for same at the intersection of centerlines of Edwards Lane, 30 feet wide, and Lynn Road, 20 feet wide, thence along the centerline of Edwards Lane South $77^{\circ}-03'-00''$ East 178.18 feet; thence leaving the centerline of Edwards Lane South $18^{\circ}-43'-00''$ West 112.60 feet; thence North $67^{\circ}-45'-30''$ West 178.18 feet to the centerline of said Lynn Road; thence along the centerline of Lynn Road North $19^{\circ}-01'-40''$ East 83.75 feet to the centerline of Edwards Lane and the point of beginning.

Containing 17,424 Square Feet (0.40 Acres) more or less.



196


William N. Bafitis, P.E. Md. Reg. No. 11641

10/22/98
Date

99-196-A

A-001-00

BALTIMORE COUNTY, MARYLA
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

196
Item No. 060744

DATE 11-10-98 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Batistis & Associates, Inc

FOR: Res. Variance A. Vig Ave
at 3519 Edwards Lane

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
1/10/1998 11/10/1998 09:28:52
RE: 4506 CASHIER PAID MRU DISMER 6
5 MISCELLANEOUS CASH RECEIPT
Receipt # 060723
CR NO. 060744
50.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

99-196-A

CERTIFICATE OF POSTING

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

CASE NUMBER: *99-196A*

PETITIONER/DEVELOPER: () *William J. McKay III*

DATE OF HEARING/CLOSING: () *12-7-98*

ATTENTION: MS. GWENDOLYN STEPHENS

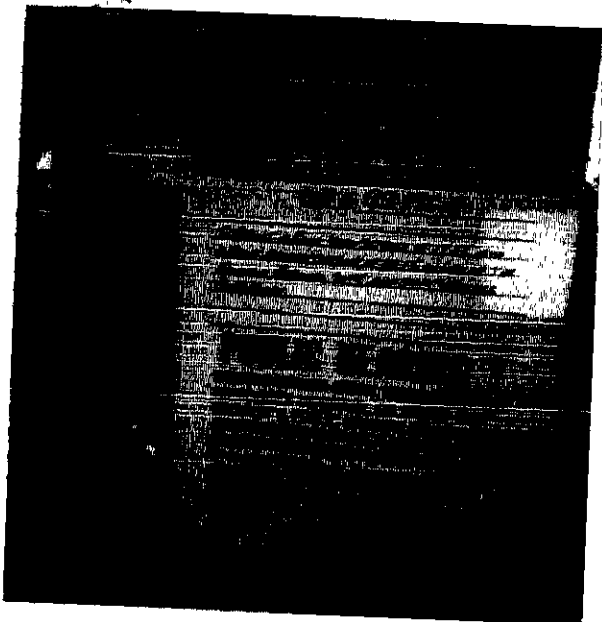
LADIES AND GENTLMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY
THAT THE NECESSARY SIGN (S) REQUIRED BY LAW WERE POSTED
CONSPICUOUSLY ON THE PROPERTY LOCATED AT,
3519 Edwards Jones Baltimore, md 21220
THE SIGN (S) WERE POSTED ON, *11-22-98* BY THE UNDERSIGNED.

SINCERELY,

Thomas P. Ogle Sr. 11/22/98

THOMAS P. OGLE SR.
325 NICHOLSON RD.
BALTIMORE MD. 21221
(410) 687-8405
(410) 687-4381 (FAX)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 196 -A

Address 3519 Edwards Lane

Contact Person: John Sullivan
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 11-10-98

Posting Date: 11-22-98

Closing Date: 12-7-98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 196 -A

Address 3519 Edwards Lane

Petitioner's Name Wm. J. McKay III

Telephone (410) 335-2321

Posting Date: 11-22-98

Closing Date: 12-7-98

Wording for Sign: To Permit a rear yard setback of 17 ft. and a front average setback of 29 ft. in lieu of the minimum required 30 ft and 34 ft average respectively

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 196
Petitioner: William J. McKay III
Address or Location: 3519 Edwards Lane

PLEASE FORWARD ADVERTISING BILL TO:

Name: William J. McKay III
Address: 3519 Edwards Lane
Baltimore, Maryland 21220
Telephone Number: (410) 235-2321

Revised 2/20/98 - SCJ

99-196-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 7, 1998

Mr. Clyde Hinkle
Bafitis & Associates, Inc.
1249 Engleberth Road
Baltimore, MD 21221

RE: Item No.: 196
Case No.: 99-196-A
Location: 3519 Edwards Lane

Dear Mr. Hinkle:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on November 10, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: December 4, 1998

TO: Arnold Jablon
FROM: R. Bruce Seeley *RB*
SUBJECT: Zoning Item #196

William McKay Property - 3519 Edwards Lane

Zoning Advisory Committee Meeting of November 23, 1998

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
-



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

November 29, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF November 23, 1998

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

196, 197, 198, 203, 204, and 205

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: December 9, 1998

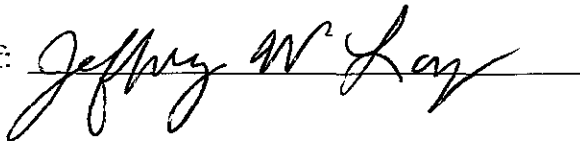
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 196, 198, 201, and 208

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

A handwritten signature in cursive script, reading "Jeffrey W. Long", is written over a horizontal line.

AFK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

Doc 12/7

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: December 8, 1998

FROM: Robert W. Bowling, Supervisor
Bureau of Developer's Plans Review

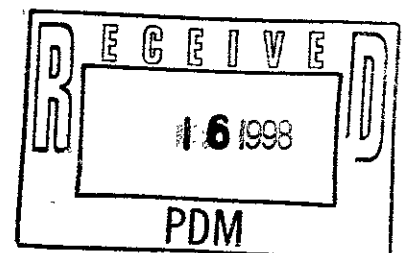
SUBJECT: Zoning Advisory Committee Meeting
for November 30, 1998
Item No. 196

The Bureau of Developer's Plans Review has reviewed the subject zoning item. Edwards Lane is an existing road which shall ultimately be improved as a 40 foot street cross section on a 60 foot right-of-way.

RWB:HJO:jrb

cc: File

ZONE1130.196





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening

Governor

David L. Winstead

Secretary

Parker F. Williams

Administrator

Date: 11.20.96

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 196 JJS

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

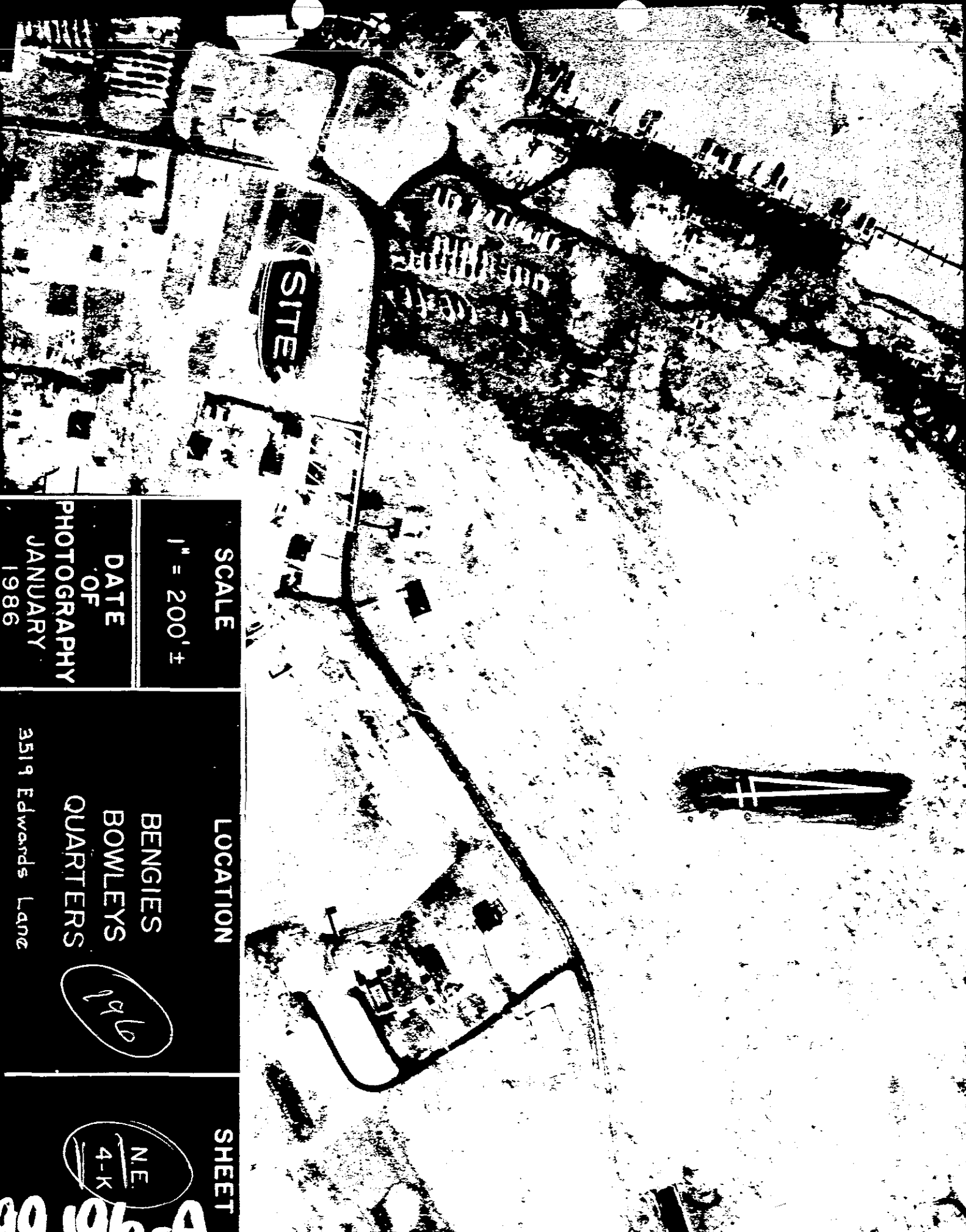
10

Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

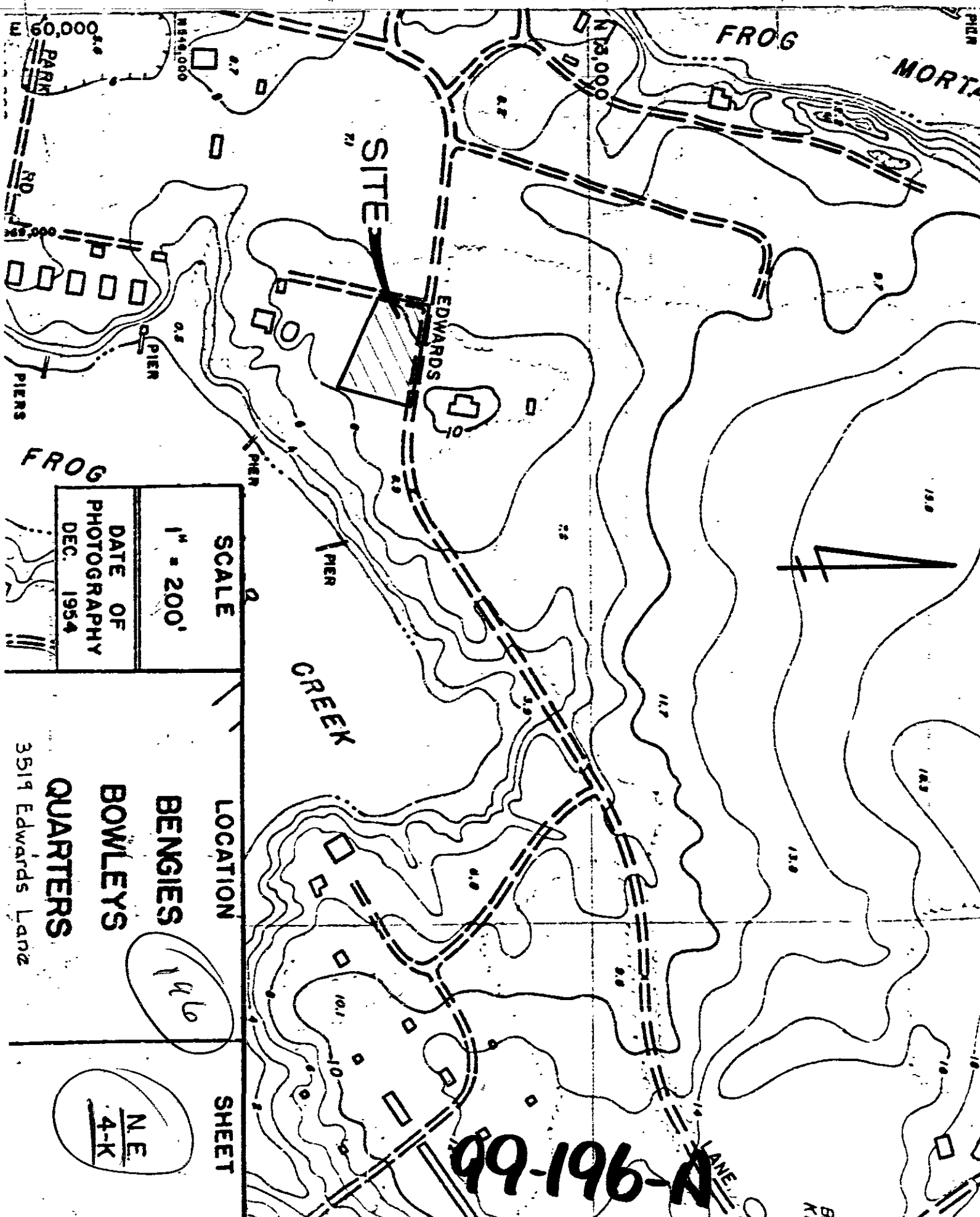


SITE

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
BENGIES
BOWLEYS
QUARTERS
3519 Edwards Lane

SHEET
N.E.
4-K
99-196-A



SCALE	1" = 200'
DATE OF PHOTOGRAPHY	DEC. 1954

LOCATION

BENGIES

BOWLEYS

QUARTERS

3519 Edwards Lane

SHEET

146

N.E.
4-K



3523 Edwards Lane

Front



3523 Edwards Lane

Rear

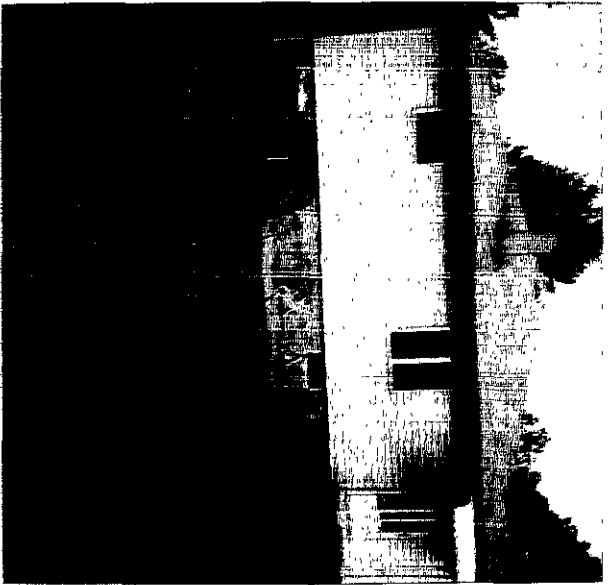


3523 Edwards Lane

West Side

196

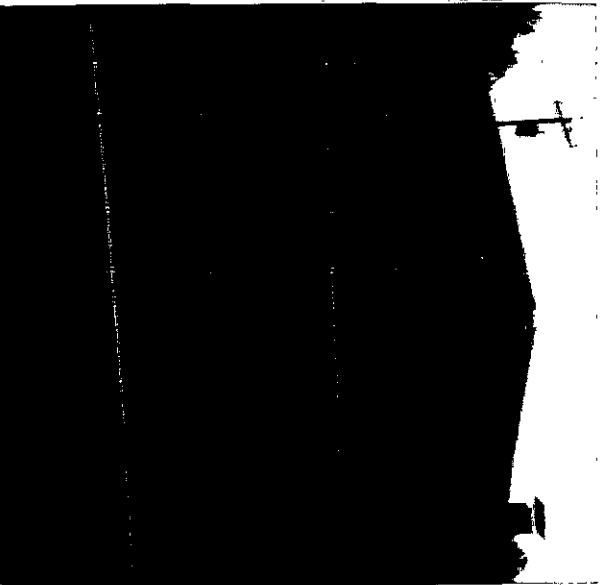
99-196-A



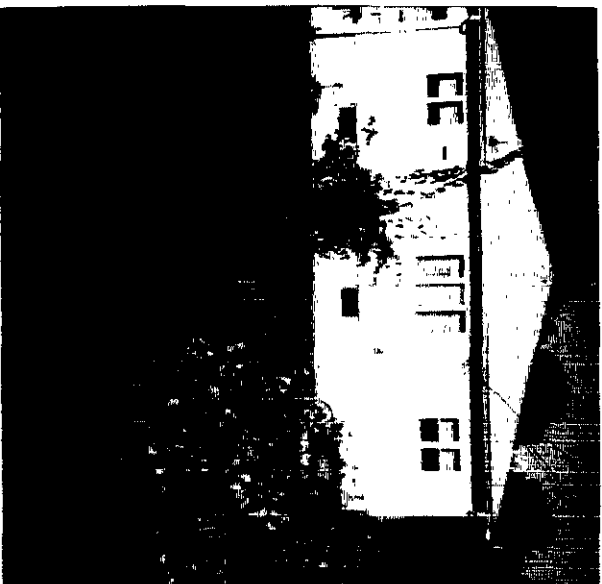
3517 Edwards Lane
(fronting on LYNN ROAD)
Front



3517 Edwards Lane
(fronting on LYNN ROAD)
Rear



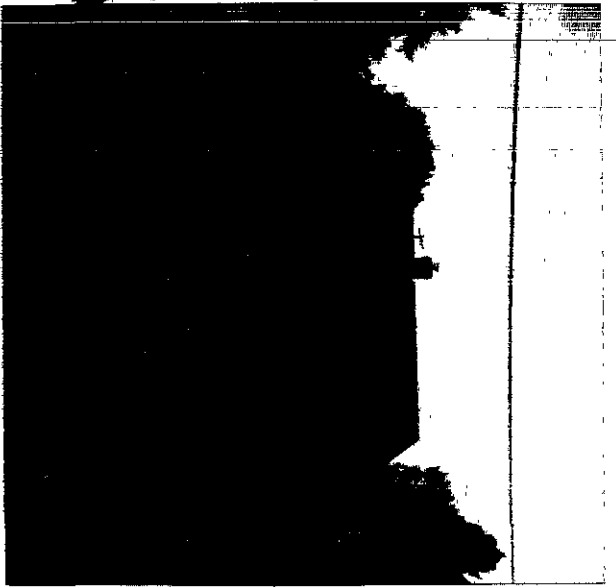
3517 Edwards Lane
(fronting on LYNN ROAD)
North Side



3517 Edwards Lane
(fronting on LYNN ROAD)
South Side

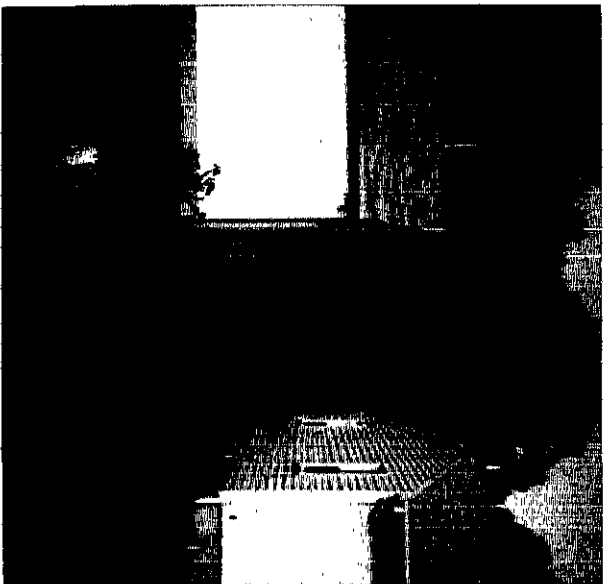
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196



3519 Edwards Lane

Front



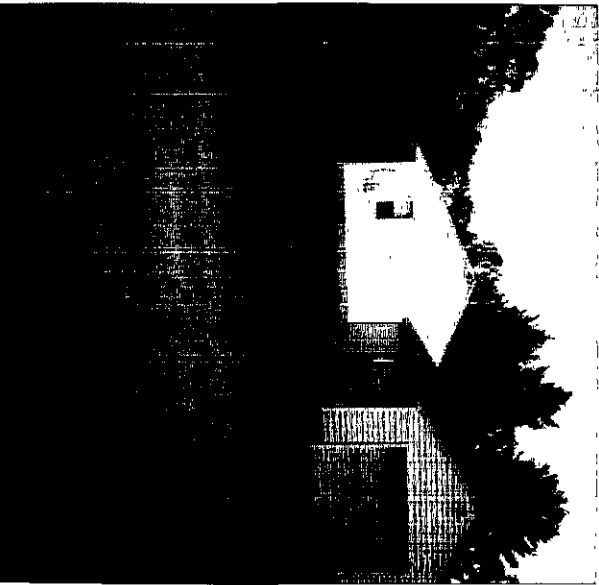
3519 Edwards Lane

Rear



3519 Edwards Lane

East Side



3519 Edwards Lane

West Side

(from Lynn Road)



3519 Edwards Lane

East Side Yard, looking

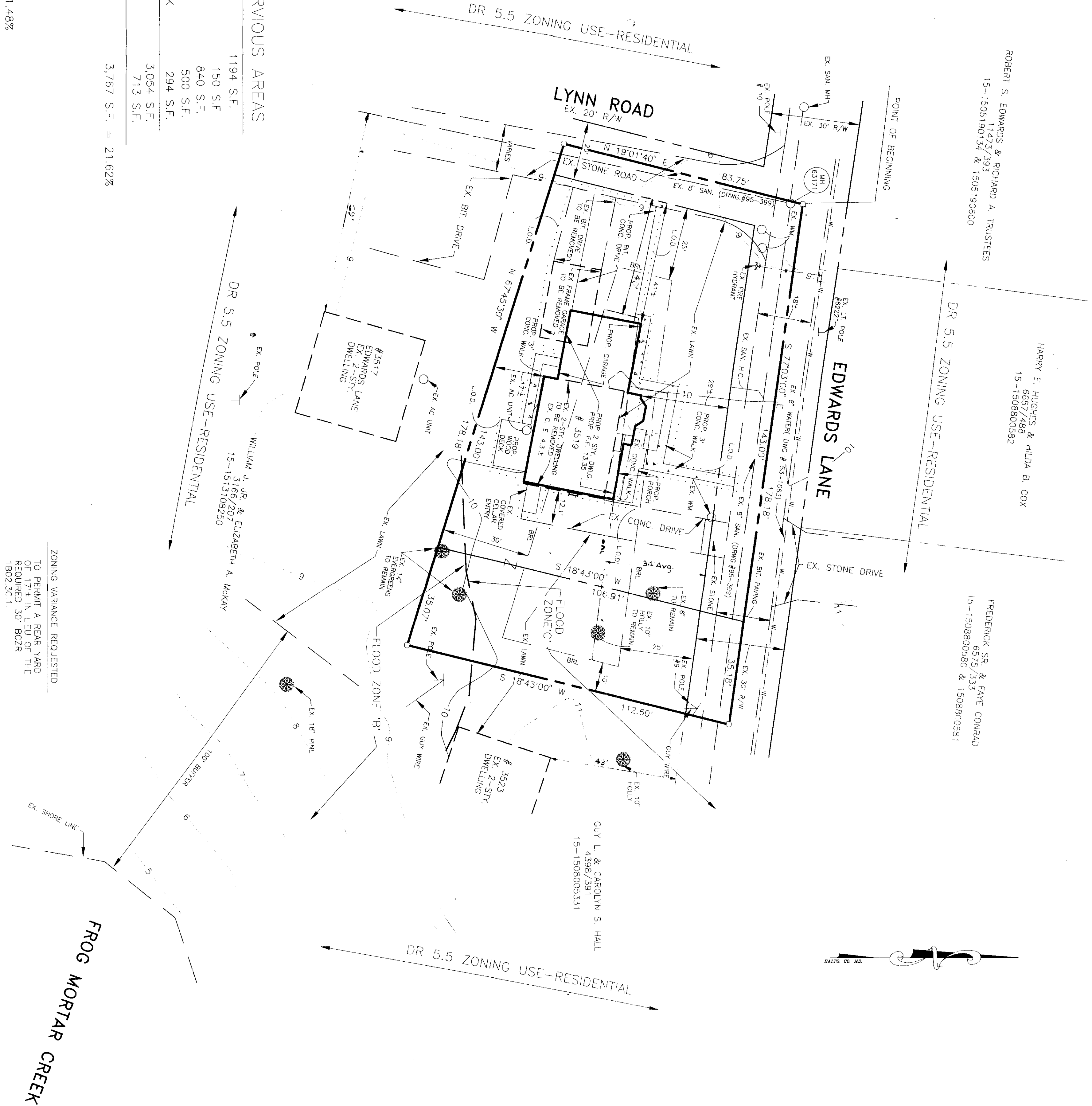
South from Edwards Lane.

196

99-196-A

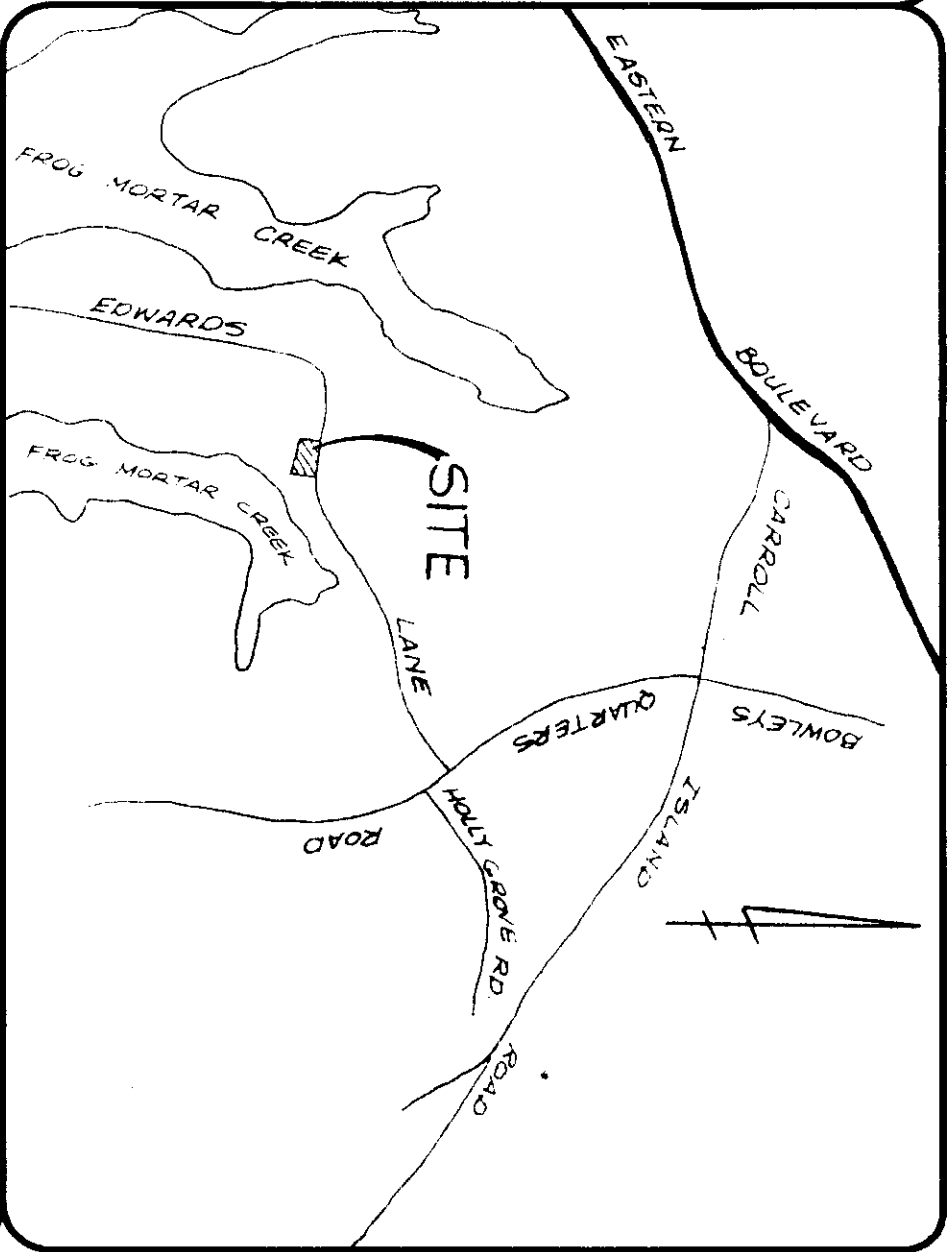
NOTE
THIS SITE IS SHOWN ON FIRM FLOOD INSURANCE RATE
MAP PANEL 435 OF 575 AS BEING WITHIN FLOOD ZONES
C & B - ELEVATION 10.

AVERAGE FRONT SETBACKS			
EDWARDS LANE	DE 134'x	AVERAGE	144'
# 3523	43'	34'	40'
DR 5.5	25'		
LYNN ROAD	69'	47'	40'
DR 5.5	25'		



EX. IMPERVIOUS AREAS		PROP. IMPERVIOUS AREAS	
Ex. Dwlg.	1036 S.F.	PROP. DWLG.	1194 S.F.
Ex. Celler Ent.	45 S.F.	PROP. PORCH	150 S.F.
Ex. Porch (Front)	18 S.F.	PROP. DRIVE	840 S.F.
Ex. Conc. Drive	713 S.F.	PROP. GARAGE	500 S.F.
Ex. Bit. Drive	400 S.F.	PROP. CONC WALK	294 S.F.
Ex. Garage	442 S.F.	TOTAL	3,054 S.F.
Ex. Conc. Walk	69 S.F.	Ex. Conc. Drive	713 S.F.
TOTAL	2,723 S.F. = 15.63%	TOTAL	3,767 S.F. = 21.62%

FORESTATION
REQUIRED : 15% = 15 x 17,424 = 2,613.6 S.F.
EXISTING = 4 MATURE TREE @ 500 S.F. = 2,000 S.F. = 11.48%
PROPOSED = 2 TREES TO BE PLANTED 2 x 500 S.F. = 1,000 S.F.
PROPOSED FORESTATION = 3,000 S.F. = 17.22%



VICINITY MAP
SCALE 1"=1000'

- SITE DATA
- Owner: William J. McKay III
3519 Edwards Lane
Baltimore County, Maryland 21220
(410) 335-2321
 - Deed Reference: 8901/455
 - Tax Acc. No.: 1523502070 & 1523502071
 - Tax Map : 91 Parcel : 251 & 252 Block : 28
 - Election District: 15th
 - Census Tract: 4518.02
 - Councilmatic District: 5
 - Existing Zoning: DR 5.5 (Map N.E. 4-k)
 - Existing User: Residential
 - Proposed User: Residential
 - Site Area: 17,424 S.F. or 0.402 Acres.
 - Critical Area: L.O.A.

DISTURBED AREA = 2,031 S.F. or 0.04 ± AC.

Bafitis & Associates, Inc.
PRESIDENT
Civil Engineers/Land Planners
SURVEYORS
1249 Engleworth Rd. Baltimore, MD 21221
(410) 391-2336

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